



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: PB 2012-22
Date: March 28, 2013
Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 315 Broadway / 18 Temple Street

Applicant Name: Young Investments, LLC
Applicant Address: 477 Concord Ave, Cambridge, MA 02138
Property Owner Name: Cynthia R. Gilman Irrevocable Trust
Property Owner Address: 17 Rumford Road, Lexington, MA
Agent Name: Terrence P. Morris, Esq.
Agent Address: 57 Elm Road, Newton, MA 02460-2144
Alderman: Tony Lafuente

Legal Notice: Applicant, Young Investments, LLC, and Owner, Cynthia R. Gilman Irrevocable Trust, seek a Special Permit with Site Plan review under SZO §6.1.22.D.1 to construct a new five story building, a Special Permit to establish 56 residential units in the building (§7.13.E), a Special Permit to establish 7700 sf of Use Cluster C – Medium Retail and Service, and a Special Permit for signage (§6.1.22.D.5.a). The site would include 68 parking spaces. The existing structure would be demolished.

Zoning District/Ward: CCD55 / 4

Zoning Approval Sought: Special Permit with Site Plan Review SZO §6.1.22.D.1, Special Permit under SZO §7.13.C, §7.13.E and §6.1.22.D.5.a

Date of Application: December 17, 2012

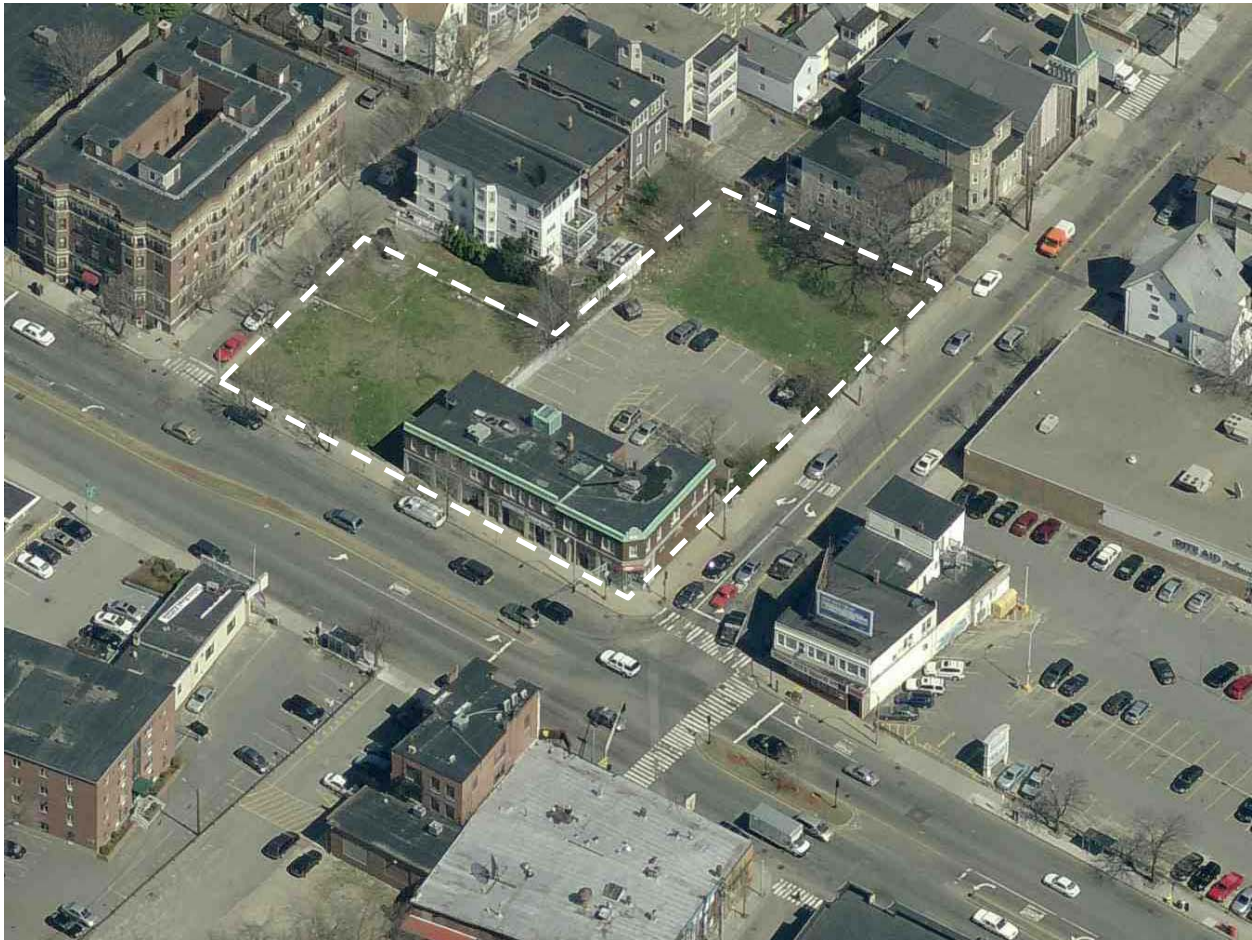
Dates of Public Hearing: Planning Board – April 4, 2013

I. PROJECT DESCRIPTION

1. Subject Property: The subject property is comprised of 3 parcels for a combined 33,676 square foot lot. Parcel 1 is a 16,012 square foot lot at the corner of Temple Street and Broadway. There is currently a 2 story building on Parcel 1 with 27 parking spaces behind it that are accessed from Temple



Street. The building has retail on the ground floor and offices on the second. All of the retail spaces are currently occupied. Parcel 2 is a 10,199 square foot lot on Broadway and Parcel 3 is a 7,465 square foot lot on Temple; both parcels are currently vacant.



2. Proposal: The proposal is to demolish the structure on Parcel 1 and build a four-story mixed-use building totaling 61,450 square feet on Parcels 1, 2 and 3. The parcels encompass a block of Broadway from Temple Street to Langmaid Avenue. The building will contain 4 retail spaces on the ground level accessible from Broadway totaling 7,718 square feet; 23,594 square feet of common area (including the garage and gym for the residences), and 31 one-bedroom and 25 two-bedroom units ranging from 637-1,474 square feet. There will be a total of 68 parking spaces. Fifty-two spaces of underground parking are accessible from the Temple Street surface lot that has 9 spaces. The Langmaid Avenue surface parking lot has 7 outside spaces and bike parking.

Commercial Space

Four tenants will occupy the 7,718 square feet of commercial space. The retail unit at the corner of Broadway and Temple Street is 2,504 square feet. The two mid-block retail spaces are 1,071 square feet and 1,525 square feet. The retail unit at Broadway and Langmaid is 2,618 square feet plus a private patio that will be accessible from Broadway. These spaces could be converted to Eating and Drinking (SZO §7.13 Use Cluster D); however, the parking requirement for a restaurant of any size would need to be met as the requirement for this use is higher than it is for Retail and Service.

Residential Units

The residential entrance and lobby will be on Broadway. The lobby is also accessible from the parking garage. There will be 56 residential units ranging in size from 637 to 1,474 square feet with an average of 843 square feet. Seven of the units will be designated with an affordability restriction in perpetuity as required by Somerville Zoning Ordinance Article 13, Inclusionary Housing. One of the residences will have a balcony above the bay at Broadway and Temple Street.

Site & Landscaping

Landscaping will consist of a band of landscaping along Temple Street with 5 street trees. The Broadway side will also have 5 street trees and select areas for annuals, shrubs, and perennials. The 3 street trees along Langmaid Avenue will remain and new landscaping will be added around the patio. The back lot line will be 10' of heavy landscaping buffer including new and existing trees, arborvitae, as well as shrubs and perennials. The vegetation for the site will include a mix of lawn, trees, shrubs, and ground cover.

Due to the slope on the site, the two parking lots will be connected with a staircase.

Parking & Traffic

There will be a total of 68 parking spaces onsite. Nine parking spaces will be in the Temple Street lot that also serves as the entrance to the 56 garage spaces. Seven parking spaces and a loading bay will be located off of Langmaid Avenue. The spaces will be accessible via new curb cuts on Temple and Langmaid. The existing curb cut on Temple will be closed. There will be 16 U-shaped bike racks for 32 bikes behind the building.

The bicycle parking and loading area will be located in the surface lot accessed via Langmaid Avenue.

Building Design

The mixed-use building has a distinctive first floor because of the large windowed storefronts that respond to the grade changes on the site. There is a cornice detail above the first floor and third floors to provide materials separation and a base, middle and top to the building. There is a pentagonal bay on floors 2 and 3, with a balcony on floor 4 that will be prominent on the busy Broadway and Temple Street intersection. The ground level retail unit on the same corner is angled to further connect Broadway and Temple Streets. The materials of the building will primarily be brick (2 colors) and cast stone.

Lighting and Signage

Details about the exterior lighting are not included in the plans at this time. Signage locations are shown below the cornice for the retail spaces. Review and approval of the specifications of the lighting scheme and materials of the signage will be a condition of approval and if additional signage locations are desired, a new special permit will be required.

Trash/Utilities

The dumpster for the site is located in the Temple Street surface lot. There is currently no denotation of trash and recycling storage within the building.

The Gas Meter Room and Sprinkler Room are located on the ground level. There is no other mechanical equipment included in the plans at this time.

The transformer and switchgear will be located near the Temple Street parking lot and surrounded by a solid material.

3. Nature of Application: This portion of Broadway is part of the CCD-55 district. This type of district was created (originally as the "CCD" district) as a part of the Union Square rezoning study in

2009. Additional refinements to CCD-55 were made when the zoning was applied to Broadway in Winter Hill and East Somerville in February 2010.

Generally the massing and uses capture the intentions of the CCD-55 district. The building reflects the intention to provide for 55-foot buildings along the street corridors. The site provides adequate parking without developing excessive parking within this urban neighborhood, and encourages retail storefronts that will engage the pedestrian while improving the impact of the block. The project also provides on-site affordable housing.

Below is an explanation of how the project meets or does not meet the zoning requirements:

Uses

Under SZO section 6.1.22.D, if some uses in new development are by-right and some are allowed by Special Permit, the entire development shall be subject to Special Permit with Site Plan Review (SPSR) review. Since the residential use requires a special permit, the entire development requires SPSR review. The residential use falls under Use Cluster E, §7.13.E, Residential, and any number of residential units requires a special permit.

Three of the commercial uses require a Special Permit and one is by-right. The by-right use is the 1,071 square foot store that falls into the Use Cluster B, §7.13.B, Small Retail and Service. Small Retail and Service comprises establishments of up to 1,500 net square feet and a total square footage of all of the establishments up to 10,000 net square feet is allowed by-right. This application includes 1 space of 1,071 square feet. The remaining three retail components fall into the Use Cluster B, §7.13.C, Medium Retail and Service. Medium Retail and Service comprises establishments of from 1,500 to 10,000 net square feet and a total square footage of all of the establishments up to 5,000 net square feet is allowed by-right. This application includes 3 spaces totaling 6,647 net square feet and therefore a Special Permit is required. The use of these spaces may be any use allowed in this Use Cluster or another Use Cluster that is allowed by-right at this size, although if changing to a different Use Cluster the parking requirements would need to be evaluated and therefore may require zoning approval to be established.

Dimensional Requirements

The proposal complies with the dimensional requirements of the zoning district. The minimum lot area per dwelling unit is 600 square feet and the proposal has 601 square feet per unit. The maximum ground coverage is 80% and the proposed building covers 46% of the lot. The proposal meets the minimum landscaped area with 31% of the site landscaped. The maximum gross floor area ratio is 3 and the proposed building as a FAR of 1.87. The height of the building is 48.75 feet, which is below the 55 foot height limit.

Requirements	CCD-55	Proposal
Min Lot Size	NA	33,676 sf
Min Lot Area/Dwelling Unit	600 sf	601 sf
Max Ground Coverage	80%	46%
Min Landscaped Area % of lot	10%	31%
Floor Area Ratio (based on gsf)	3	1.87
Max Height	55'	48.75'
Max Height Abutting RB	35'	35'

Min Front Yard	NA	VARIES
Min Side Yard	NA	35'
Min Rear Yard Abutting RB	20' (10' exclusively landscaped)	20' (10' exclusively landscaped)
Min Frontage	30'	378'

Affordable Housing

Projects in the CCD are subject to a 12.5% inclusionary housing requirement. For the proposed project, this translates into the creation of seven permanently affordable units at a location where none exist today. The seven permanently affordable units will be made available to households in accordance with the City's inclusionary housing ordinance.

Parking & Loading Requirements

Sixty-eight parking spaces will be provided on site. Fifty-six parking spaces are required and provided for the residential units. For the commercial units, 9 parking spaces are required and 11 are provided; however, they may become space for bicycle parking.

The breakdown of the required parking spaces is as follows:

Residential Units – 1 per unit, 56 units = 56 spaces

Use Cluster B – Small Retail and Service, 1 per 1500 nsf
1 establishment totaling 1071 sf / 1500 = 0.714 or 1 space

Use Cluster C – Medium Retail and Service, 1 per 800 nsf
3 establishments totaling 6,647 sf / 800 = 8.3 or 9 spaces

Twenty-nine bicycle parking spaces are required and 32 will be provided. Some of the bicycle parking spaces will need to be located in the garage in the two extra parking spaces or located in the area shown on the site plan with a shed that is able to be secured covering the spaces in order to comply with bicycle parking location requirements. At least one of the bicycle racks should be located on the sidewalk so that it is easily accessible for the retail tenants.

Use Cluster B – Small Retail and Service, 1 per 6,000 nsf
1 establishment totaling 1071 sf / 6,000 = .18 or 0 space

Use Cluster C – Medium Retail and Service, 1 per 5,000 nsf
3 establishments totaling 6,647 sf / 5,000 = 1.33 or 1 spaces

Use Cluster E – Residential, 0.5 per unit
56 units totaling 56 / .5 = 28 spaces

One loading dock is required because the amount of retail will be over 5,000 square feet. The loading area is located off of Langmaid Avenue.

4. Surrounding Neighborhood: The site is a part of the busy Broadway corridor bridging the eastern and western edges of Somerville. The street contains a mixture of residential and commercial uses. The north side of the property is mostly residential. To the east is a Rite Aid, liquor store, and a vacant grocery

store. To the South, across Broadway, there are parking lots, a bank, and some residential buildings. To the west, across Langmaid Avenue is a large apartment building.

5. Impacts of Proposal: The proposal will redevelop the site in a way that fulfills the purpose of the zoning district by creating an appropriate infill development that provides a scale and uses that are desired along the commercial corridor. The development will improve the streetscape by providing an attractive building that creates a street wall where there are currently some voids where the vacant lots are today. This site will be one of the first redevelopments along the Broadway Corridor and it will hopefully be a catalyst to redevelopment.

The retail component of the building will ensure that the ground floor is active and interesting for pedestrians. It will also provide a service for the residents in the area. The residential component will add more residents to the corridor to support the existing and new businesses and add to the vibrancy of the corridor. The housing will also help meet the demand for housing in urban areas near transit both nationally and in the Boston area. In rezoning Broadway careful consideration was taken to map the rezoning in areas where infill or redevelopment was desired, leaving the existing intact neighborhoods out of the study area. The intent was to increase the housing supply in certain areas so that supply meets the increased demand for living in Somerville, thereby reducing the potential for dramatic spikes in housing prices that could cause displacement of existing residents.

The existing building is located along Broadway and Temple Street. The proposed building will maintain the streetwall and still maintain setbacks to the residential abutters to the north. Also, there will be a heavily landscaped area on the north property line that will buffer the site from the neighbors.

The Zoning Ordinance requires that parking is hidden from view from public ways. Parking may be located at the side or rear of a lot or in concealed structures suitably screened both visually and acoustically from the street and abutters. Any views into parking structures shall be minimized through use of landscaping or architectural treatment. The majority of parking will be underground with two parking lots on site due to the grade change.

6. Green Building Practices: None listed on the application form.

7. Comments:

Fire Prevention: The plans are acceptable. The sprinkler and fire alarm contractor shall contact Fire Prevention about the applicable requirements.

Traffic & Parking: If the applicant for 315 Broadway/18 Temple Street is meeting the parking requirements, then Traffic and Parking has no comments at this time.

Engineering: The project appears to meet the stormwater requirements; however, documentation was not provided for how the project will address sanitary sewer requirements that are outlined in the stormwater policy. The Engineering Department will contact the Applicant's engineer to obtain this information.

Historic Preservation: The Applicant has signed a Memorandum of Agreement with the City of Somerville, acting by and through the Somerville Historic Preservation Commission (SHPC). The following stipulation has been included as a recommendation on the design intent of the future structure on the lot.

The Applicant shall comply with the understanding that certain design elements of the new building are to remain consistent with the plans presented at the Public Meeting on 1/3/2013. These design elements are the heavy cornice line above the first and third floors; use of patinated metal; high level of window detail regarding headers and sills as well as a the traditional window fenestration pattern; use of brick and cast stone; and a well defined corner at the intersection of Broadway and Temple Street. The SHPC also requests the potential use of arched entries and pilasters to retain the rhythm and pattern of the original storefronts as well as a reference to the quoining on the corner as a focal point of the building.

Ward Alderman: Alderman Lafuente is holding a neighborhood meeting on April 1.

Design Review Committee:

At the applicant's first public meeting before the DRC (January, 31, 2012), the Committee recommended:

The Committee acknowledges the input of the Historic Commission and agrees with their design recommendations to draw design details from the existing building and incorporate them into the design of the new building. These included an arched entrance for the residential units, a traditional windows fenestration pattern, the use of heavy headers and sills for each window, the integration of copper (which will patina with age) into the façade, the use of brick, a well defined corner at Broadway and Temple, and cornice/expression lines above the first and third stories. Recognizing the applicants attempt to meet these expectations, the Committee proposed using metal as an accent material rather than such widespread use as presented. The use of various brick colors accented by metal could do the job properly if well articulated to add shadows to the façade. There was also concern for the general design of the Temple Street façade of the building due to its length and visibility from multiple angles – greater attention needs to be paid to its rhythm, materials, and detailing especially at street level. The arched entrance to the upper story residential units appears stunted and should be redesigned as a well defined entrance that is at least two stories in height.



Plans reviewed at DRC meetings



At the applicant's second public meeting before the DRC (February, 28, 2012), the Committee recommended:

Adjustments made to the original design and consideration of the requests of the Historic Commission, including vertically breaking up the façade to read as multiple sections, providing heavy cornice/expressions lines above the first and third stories, the use of header and sills for all windows, the

use of multiple brick colors, creation of a well defined entrance for the upper floor residential units along with a corner treatment for the building, have improved the design for the better.

The Committee expressed the following concerning the revised design:

- The cornices themselves are out of proportion and need to have their depth reduced significantly.
- Design of the corner element is to be revisited to better signify the corner. This may include some combination of adding a guardrail element at the 4th floor balcony, raising the parapet at the balcony to act as a guardrail, increasing the height of the corner element by a few feet, and/or varying the exterior finish material used on the corner element. The DRC will review the design revision upon submission and advise on its acceptability.
- The DRC requested that the building elevation incorporate a durable masonry material (preferably brick or stone) where the building abuts a public sidewalk, as the proposed simulated masonry material is not intended for an at-grade application.
- The DRC suggested a design revision to the storefront elevation along Broadway, from the edge of the building to the edge of the brick “portal” that serves as the combined residential unit entry. The design as presented incorporated simulated masonry pilasters between the storefront frames. It was suggested that the pilaster material be re-considered as either a different masonry material or a continuation of storefront framing (with spandrel panels), in order to better delineate the retail activity. The DRC will review the design revision upon submission and advise on its acceptability.
- Signage locations need to be determined. The DRC recommended utilizing the uppermost lite of the storefront glazing for signage panels, rather than applying a signage band over the simulated stone/concrete cornice
- The color of the metal fascia to be used was presented as a hunter green. The DRC requested that a lighter green color, more akin to patinated copper, be used instead.

The DRC has agreed to let the development team submit adjusted plan documents electronically.

II. FINDINGS FOR SPECIAL PERMIT with SITE PLAN REVIEW (SZO §6.1.22.D.1, §7.13.C, §7.13.E, and §6.1.22.D.1):

In order to grant a special permit with site plan review, the SPGA must make certain findings and determinations as outlined in §5.2.5 of the SZO. This section of the report goes through §5.2.5 in detail.

1. Information Supplied: The Staff finds that the information provided by the Applicant conforms to the requirements of §5.2.3 of the SZO and allows for a comprehensive analysis of the project.
2. Compliance with Standards: The Applicant must comply “with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit with site plan review.”

The development standards for the CCD (SZO §6.1.22.G) are met.

1. Penthouses and Mechanical Equipment. The elevator and stairwell penthouses are shown on the roof floor plan and will be setback from the roof edge at least at a 45 degree plane.

2. Service Areas and Loading Spaces. The utility area for trash and recyclables for all of the uses on-site will be in an enclosed dumpster that is accessible from the Temple Street parking area. There will not be a loading dock onsite. Loading will occur from the Langmaid Avenue surface lot. Large amounts of loading times are not anticipated for these small commercial spaces.

3. Pedestrian Oriented Requirements. The building has separate pedestrian entrances for the residential use and retails spaces. There will be five entrances along Broadway and from an 11 to 12 foot wide sidewalk. There are no entrances along Temple Street but there will still be an 11 to 12 foot wide sidewalk.

4. Lighting. The lighting scheme of the site has not yet been developed. A recommended condition of approval is to submit a lighting plan prior to receiving a building permit. The lighting shall be appropriate to the historic and pedestrian-oriented character of the surrounding area and shall enhance the safety and security while minimizing glare and light trespass.

5. Transition to Abutting Residential District. The site plan complies with the setbacks for CCD districts abutting a RB zone. There is a 20 foot setback from the rear lot line, the outermost 10 feet will be heavily landscaped. The building massing is concentrated along the commercial corridors of Temple Street and Broadway.

6. Parking Design. Parking may be located at the side or rear of a lot or in concealed structures suitably screened both visually and acoustically from the street and abutters. Any views into parking structures shall be minimized through use of landscaping or architectural treatment. Parking will only be visible from Temple Street and Langmaid Avenue, the sides of the lot. The entrances will not be screened but landscaped.

All new development must undergo design review under Section 5.6 of this Ordinance, with findings giving consideration to the Design Guidelines of Section 6.1.22.H.

- i. The building will fill in the streetwall along Broadway and Temple Street.
- ii. The massing and the height of the building are articulated in a manner that is compatible with the physical character of the surrounding area. A rhythm to the building is established with base, middle and top, with cornice lines and varying materials.
- iii. The mass of the structure is proposed towards Broadway and Temple Street, away from the residential neighborhood to the north.
- iv. The retail portions of the building have storefront systems and individual entrances to the sidewalk, which are typical elements for Somerville storefronts. The retail portions of the façade meet the guideline for having 75 percent transparent material on the ground floor. The windows will be conditioned to maintain the ability for pedestrians to view the interior of the space as specified in this guideline. The residential upper floors will have sufficient, typical residential windows.

Flat facades have been avoided by the cornices above the first and third floors. There is variety with projected vertical bands on all elevations. The corner feature, a polygonal bay, is an emphasis at the intersection of Temple Street and Broadway.

- v. The exterior building materials will be high quality, durable materials including brick in 2 colors, cast stone and metal that will light green and akin to patinated copper.
- vi. All four sides of the building contain the same material as the front of the building. The first floor and third floor cornice line will wrap around the back of the building and the windows in the rear will be the same quality as those on the other sides of the building.
- vii. Details about the exterior lighting are not included in the plans at this time. Signage locations are shown above the doors of the retail spaces. Review and approval of the specifications of the lighting scheme and materials of the signage will be a condition of approval and if additional signage locations are desired, a new special permit will be required.
- viii. The uses on the ground floor will be pedestrian-oriented as they are proposed to be in the retail and service cluster. The Somerville Zoning Ordinance classifies these uses to be pedestrian-oriented uses because they are typically uses that people frequent and are open to passersby.
- ix. The proposal does not include artist live/work spaces.
- x. Units range from 637 to 1,474 square feet and the average is 843 square feet. There are only one and two bedroom units in the proposal which does not provide a great variety to accommodate a variety of family sizes as is recommended; however, the size of the units does vary and the average is just less than the recommended average unit size of greater than 1,000 square feet.
- xi. The sidewalks will be 11 to 12 feet wide and the building will be setback from 0 to 0.5 feet from the property line effectively satisfying the guideline that encourages at least a 10-foot sidewalk in the district.

3. Purpose of District: The Applicant has to ensure that the project "is consistent with the intent of the specific zoning district as specified in Article 6".

The proposal is consistent with the purpose of the district, which is to promote appropriate infill development along heavily traveled transportation corridors. The proposal will increase investment in the neighborhood in a high-profile location, the Broadway Commercial Corridor. There is a mix of commercial space and residential units that will contribute to the active mix of uses. The small size of the commercial space will likely attract neighborhood serving businesses. Parking behind the building will improve pedestrian safety on the block. The five main entrances along the sidewalk promote pedestrian activity.

4. Site and Area Compatibility: The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area, and that the scale, massing and detailing of the buildings are compatible with those prevalent in the surrounding area".

The building form is appropriate for the site because the massing is at the busy Temple Street and Broadway corner. The 'L' shaped form along the street completes the street wall. Several buildings along Broadway are 3-4 stories high. This building will be a new landmark for the district. The proposed building includes detailing in the cornice lines, more activity along the streetfront, storefront systems and variation in materials that creates a modern looking building that relates to the surrounding area. The site

is currently a two story building with minimal landscaping and two underutilized lots. The proposal will improve the site by providing landscaping and street trees. The land uses of retail and service tenants with residential units above are compatible with the uses in the surrounding area.

5. Functional Design: The project must meet “accepted standards and criteria for the functional design of facilities, structures, and site construction.”

The structure will function well as a mixed-use building. The four retail spaces and residential lobby are accessible from the street. The surface lots provide spaces for shared parking with the retail components of the project leaving the secured garage spaces for the majority of the residential units.

6. Impact on Public Systems: The project will “not create adverse impacts on the public services and facilities serving the development, such as the sanitary sewer system, the storm drainage system, the public water supply, the recreational system, the street system for vehicular traffic, and the sidewalks and footpaths for pedestrian traffic.”

As conditioned, the project will not create adverse impact on the public services and facilities serving the development. The City’s stormwater policy must be followed. An infiltration bed for the parking area will help to improve the amount of stormwater that is retained onsite.

7. Environmental Impacts: “The proposed use, structure or activity will not constitute an adverse impact on the surrounding area resulting from: 1) excessive noise, level of illumination, glare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area; 2) emission of noxious or hazardous materials or substances; 3) pollution of water ways or ground water; or 4) transmission of signals that interfere with radio or television reception.”

A copy of the Response Action Outcome (RAO) Statement, signed by a Licensed Site Professional (LSP) and filed with DEP, verifying that a level of no significant risk for the proposed residential use has been submitted with the application and filed with DEP.

The proposed residential building will not result in any environmental impacts beyond activities that are typically associated with residential units.

8. Consistency with Purposes: “Is consistent with: 1) the purposes of this Ordinance, particularly those set forth in Article 1 and Article 5; and 2) the purposes, provisions, and specific objectives applicable to the requested special permit with site plan review which may be set forth elsewhere in this Ordinance, such as, but not limited to, those at the beginning of the various sections.”

The proposal is consistent with the general purposes of the Ordinance as set forth under Section 1.2, which includes, but is not limited to providing for and maintaining the uniquely integrated structure of uses in the city, encouraging housing for persons of all income levels, and encouraging the most appropriate use of land throughout the city. The proposal fills two vacant parcels with a mixed use building that is appropriate for the urban environment of today. The development provides new options for housing and other amenities. The redevelopment creates 7 units of permanent affordable housing and increases the supply of housing to help to meet the future demand and alleviate spikes in housing prices.

9. Preservation of Landform and Open Space: The Applicant has to ensure that “the existing land form is preserved in its natural state, insofar as practicable, by minimizing grading and the erosion or stripping of steep slopes, and by maintaining man-made features that enhance the land form, such as stone walls, with minimal alteration or disruption. In addition, all open spaces should be designed and planted

to enhance the attractiveness of the neighborhood. Whenever possible, the development parcel should be laid out so that some of the landscaped areas are visible to the neighborhood.”

Due to the vacant parcels, Parcels 2 and 3, the site will be more impervious post construction. However, the proposed building will maintain the landform and be built into the grade change on the site. Landscaping will be added to the site to buffer the residential neighbors to the north and some landscaping will be added to the Broadway and Temple Street fronts. Landscaped areas in this infill districts are encouraged to be along residential abutters. Pedestrians and people using the outdoor patio will see this landscaping.

10. Relation of Buildings to Environment: The Applicant must ensure that “buildings are: 1) located harmoniously with the land form, vegetation and other natural features of the site; 2) compatible in scale, design and use with those buildings and designs which are visually related to the development site; 3) effectively located for solar and wind orientation for energy conservation; and 4) advantageously located for views from the building while minimizing the intrusion on views from other buildings.”

There are no remaining natural features of the site. The building design visually relates to the development site as detailed in the design guidelines in finding 2. The building is oriented to the street and the massing is shifted away from the residential abutters. Due to the steep grade of Winter Hill, views from other buildings should not be obscured.

11. Stormwater Drainage: The Applicant must demonstrate that “special attention has been given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Storm water shall be removed from all roofs, canopies, and powered area, and routed through a well-engineered system designed with appropriate storm water management techniques. Skimming devices, oil, and grease traps, and similar facilities at the collection or discharge points for paved surface runoff should be used, to retain oils, greases, and particles. Surface water on all paved areas shall be collected and/or routed so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved area. In larger developments, where practical, the routing of runoff through sheet flow, swales or other means increasing filtration and percolation is strongly encouraged, as is use of retention or detention ponds. In instances of below grade parking (such as garages) or low lying areas prone to flooding, installation of pumps or other devices to prevent backflow through drains or catch basins may be required.”

The project appears to meet the stormwater requirements; however, documentation was not provided for how the project will address sanitary sewer requirements that are outlined in the stormwater policy. The Engineering Department will contact the Applicant’s engineer to obtain this information and it is a condition of approval.

12. Historic or Architectural Significance: The project must be designed “with respect to Somerville’s heritage, any action detrimental to historic structures and their architectural elements shall be discouraged insofar as is practicable, whether those structures exist on the development parcel or on adjacent properties. If there is any removal, substantial alteration or other action detrimental to buildings of historic or architectural significance, these should be minimized and new uses or the erection of new buildings should be compatible with the buildings or places of historic or architectural significance on the development parcel or on adjacent properties.”

The Somerville Historic Commission was deemed significant and preferably preserved. The owners signed a Memorandum of Agreement (MOA) to demolish the building before the nine month delay is over. The current plans meet the design recommendations in the MOA.

13. Enhancement of Appearance: The Applicant must demonstrate that “the natural character and appearance of the City is enhanced. Awareness of the existence of a development, particularly a non residential development or a higher density residential development, should be minimized by screening views of the development from nearby streets, residential neighborhoods of City property by the effective use of existing land forms, or alteration thereto, such as berms, and by existing vegetation or supplemental planting.”

The proposal replaces a small two-story retail and commercial building with a modern mixed use building. The proposal includes landscaped buffers along the residential district and landscaping along Broadway and Temple Street.

14. Lighting: With respect to lighting, the Applicant must ensure that “all exterior spaces and interior public and semi-public spaces shall be adequately lit and designed as much as possible to allow for surveillance by neighbors and passersby.”

All lighting shall be directed downward to light the parking areas and site without spilling onto adjacent properties and the night sky. The Planning Staff recommends that the project be conditioned to ensure that this issue is addressed as well as the design guideline related to lighting above.

15. Emergency Access: The Applicant must ensure that “there is easy access to buildings, and the grounds adjoining them, for operations by fire, police, medical and other emergency personnel and equipment.”

The building will be accessible from the public streets that surround the building on three sides.

16. Location of Access: The Applicant must ensure that “the location of intersections of access drives with the City arterial or collector streets minimizes traffic congestion.”

There will be a new curb cut on Langmaid Avenue, a new curb cut on Temple Street, and a curb cut filled in on Temple Street.

17. Utility Service: The Applicant must ensure that “electric, telephone, cable TV and other such lines and equipment are placed underground from the source or connection, or are effectively screened from public view.”

All utilities will be located underground.

18. Prevention of Adverse Impacts: The Applicant must demonstrate that “provisions have been made to prevent or minimize any detrimental effect on adjoining premises, and the general neighborhood, including, (1) minimizing any adverse impact from new hard surface ground cover, or machinery which emits heat, vapor, light or fumes; and (2) preventing adverse impacts to light, air and noise, wind and temperature levels in the immediate vicinity of the proposed development;”

The proposal will maintain an adequate amount of landscaping on the site. The proposed residential building will not result in any adverse impacts beyond activities that are typically associated with residential units. The dumpster will be located in an enclosed area and not visible from public view.

19. Signage: The Applicant must ensure that “the size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall reflect the scale and character of the proposed buildings.”

Signage locations are shown above the doors of the retail spaces and below the first floor cornice. Review and approval of the specifications of the lighting scheme and materials of the signage will be a condition of approval and if additional signage locations are desired, a new special permit will be required.

20. Screening of Service Facilities: The Applicant must ensure that “exposed transformers and other machinery, storage, service and truck loading areas, dumpsters, utility buildings, and similar structures shall be effectively screened by plantings or other screening methods so that they are not directly visible from either the proposed development or the surrounding properties.”

There is a switch gear and transformer located in the landscaped area on Temple Street. There are evergreen proposed between this equipment and the street. The entrances to the gas meter room and sprinkler room are located in the rear of the building. There are no other service facilities on the site.

21. Screening of Parking:

The majority of the parking spaces will be located in the enclosed garage. The two surface lots will be screened by landscaping.

III. RECOMMENDATION

Special Permit with Site Plan Review under § SZO §6.1.22.D.1, Special Permit under SZO §7.13.C, §7.13.E and §6.1.22.D.5.a

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT with SITE PLAN REVIEW**.

The recommendation is based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is for construction of an approx 61,450 sf five-story retail and residential building with 56 residential units and 66-68 parking spaces. The existing structure would be demolished. This approval is based upon the following application materials and the plans submitted by the Applicant:	CO / BP	ISD/Plng.							
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>12-17-12</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>3-4-13 (3-14-13)</td><td>Modified plans submitted to OSPCD (A-000 Cover Sheet, Topographic Site Plan, Proposed Site Plan, Detail Sheet, L-01 Landscape Plan, A-008 Aerial View of Site Location & Surrounding Context, A-009 Existing Site Photos, A-010 Building Plans & Zoning Study, A-100 Garage Floor Plan, A-101 Fire Floor Plan, A-102 Second & Third Floor Plan, A-103 Fourth Floor Plan, A-105 Roof Floor Plan, A-300 Exterior Elevations, A-301 Exterior Elevations, A-900 Perspective Views)</td></tr></table>				Date (Stamp Date)	Submission	12-17-12	Initial application submitted to the City Clerk's Office	3-4-13 (3-14-13)	Modified plans submitted to OSPCD (A-000 Cover Sheet, Topographic Site Plan, Proposed Site Plan, Detail Sheet, L-01 Landscape Plan, A-008 Aerial View of Site Location & Surrounding Context, A-009 Existing Site Photos, A-010 Building Plans & Zoning Study, A-100 Garage Floor Plan, A-101 Fire Floor Plan, A-102 Second & Third Floor Plan, A-103 Fourth Floor Plan, A-105 Roof Floor Plan, A-300 Exterior Elevations, A-301 Exterior Elevations, A-900 Perspective Views)
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Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive SPGA approval.										

2	The Applicant shall provide documentation to the City Engineer on how the project will address sanitary sewer requirements that are outlined in the stormwater policy.	BP	Engineer	
Affordable Housing				
3	The Applicant shall complete an Affordable Housing Implementation Plan (AHIP). Affordable units shall be provided on-site.	Prior to BP	SPGA / Housing	
4	No certificate of occupancy shall be issued until the OSPCD Housing Division has confirmed that the Condominium Documents have been approved and the Developer has agreed to a form of Deed Rider for the Affordable Unit(s).	CO	Housing	
Construction Impacts				
5	The Applicant shall at his expense replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc) and any other portion of the sidewalk that was not proposed to be replaced immediately abutting the subject property if damaged as a result of construction activity.	CO	Plng.	
6	All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained.	During Construction	T&P	
7	The Applicant shall conduct a survey of foundations and buildings adjacent to the site and across Webster Avenue and Prospect Street prior to construction and shall address concerns about impact to these structures from project construction.	BP	ISD	
8	The Applicant shall identify an on-site project manager to be a primary point of contact for all questions and concerns about quality of construction. The project manager shall be available at all times during construction and at all inspections.	BP – through construction	ISD	
9	The Applicant shall develop a demolition plan in consultation with the City of Somerville Inspectional Services Division. Full compliance with proper demolition procedures shall be required, including timely advance notification to abutters of demolition date and timing, good rodent control measures (i.e. rodent baiting), minimization of dust, noise, odor, and debris outfall, and sensitivity to existing landscaping on adjacent sites.	CO	FP	
Design				
10	Landscaping should be installed and maintained in compliance with the American Nurserymen's Association Standards.	Perpetual	Plng. / ISD	
11	The material and lighting technology of the commercial and residential signage shall be submitted to Planning Staff for review and approval.	BP for signs	Plng/ ISD	
12	Signage footprint beyond that which is shown on the elevations shall require a Special Permit.	BP for signs	Plng/ ISD	

13	The commercial windows shall not be blocked by interior storage, non-artistic displays or greater than 30% internally mounted signage per SZO Section 6.1.22.H.4.	Perpetual	Plng/ ISD	
14	Applicant will screen the dumpster with wood fencing that blocks views of the dumpster itself.	CO	Plng.	
Traffic and Parking				
15	If not taken off-site, snow plowed from the development can only be stored the landscaped area in the back of the site.	Perpetual	ISD	
16	Applicant will supply 22 bicycle parking spaces in the garage or in an enclosed secured structure on site. Applicant will purchase and install at least one bicycle rack on the City sidewalk near the building.	CO	Plng.	
Public Safety				
17	A code compliant fire alarm and suppression system shall be installed. The sprinkler and fire alarm contractor shall contact Fire Prevention about the applicable requirements.	CO	FP	
18	To the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties. A lighting plan shall be submitted to Planning Staff for review and approval.	Cont.	ISD.	
19	Because of the history of the site and the intended use, the Applicant shall, prior to issuance of any foundation permit and/or any building permit for the project, provide to the Planning Department and the Inspectional Services Division: a) a copy of the Response Action Outcome (RAO) Statement, signed by a Licensed Site Professional (LSP) and filed with DEP, verifying that a level of no significant risk for the proposed residential use has been achieved at the site; or b) if remediation has not reached the RAO stage, a statement signed by an LSP describing (i) the management of oil and hazardous materials/waste at the site, including release abatement measures intended to achieve a level of no significant risk for residential use at the site, treatment and storage on site, transportation off-site, and disposal at authorized facilities, (ii) a plan for protecting the health and safety of workers at the site, and (iii) a plan for monitoring air quality in the immediate neighborhood.			
20	Notification must be made, within the time period required under applicable regulations, to the Massachusetts Department of Environmental Protection (DEP) if there is any release of oil, hazardous materials, or regulated hazardous substances at the site. The City's OSE office, Fire Department and the Board of Health shall also be notified.	Demolition /Building Permitting	ISD	
Final Sign-off				

21	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final sign off	PIng.	
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